

1-1 By: Patrick S.B. No. 1256  
 1-2 (In the Senate - Filed March 6, 2013; March 13, 2013, read  
 1-3 first time and referred to Committee on Finance; April 9, 2013,  
 1-4 reported adversely, with favorable Committee Substitute by the  
 1-5 following vote: Yeas 14, Nays 0; April 9, 2013, sent to printer.)

1-6 COMMITTEE VOTE

	Yea	Nay	Absent	PNV
1-7				
1-8	X			
1-9	X			
1-10			X	
1-11	X			
1-12	X			
1-13	X			
1-14	X			
1-15	X			
1-16	X			
1-17	X			
1-18	X			
1-19	X			
1-20	X			
1-21	X			
1-22	X			

1-23 COMMITTEE SUBSTITUTE FOR S.B. No. 1256 By: Hegar

1-24 A BILL TO BE ENTITLED  
 1-25 AN ACT

1-26 relating to the requirements for a sale to be considered a  
 1-27 comparable sale for ad valorem tax purposes.

1-28 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

1-29 SECTION 1. Section 23.013, Tax Code, is amended by adding  
 1-30 Subsection (b-1) to read as follows:

1-31 (b-1) Notwithstanding Subsection (b), for a residential  
 1-32 property in a county with a population of more than 150,000, a sale  
 1-33 is not considered to be a comparable sale unless the sale occurred  
 1-34 within 36 months of the date as of which the market value of the  
 1-35 subject property is to be determined, regardless of the number of  
 1-36 comparable properties sold during that period.

1-37 SECTION 2. This Act applies only to the appraisal of  
 1-38 property for a tax year beginning on or after the effective date of  
 1-39 this Act.

1-40 SECTION 3. This Act takes effect January 1, 2014.

1-41 \* \* \* \* \*